

**LAND AUTHORITY GOVERNING BOARD
AGENDA ITEM SUMMARY**

Meeting Date: November 16, 2005

Division: Land Authority

Bulk Item: Yes ☐ No ☒

Staff Contact Person: Mark Rosch

Agenda Item Wording: Approval to purchase part of Tract B, Porpoise Point Section 5 on Big Coppitt Key for affordable housing.

Item Background: This acquisition is proposed in furtherance of the Board's policy to establish a "land bank" of affordable housing sites. The subject property consists of 0.84 acre of disturbed land at the corner of US 1 and Emerald and Sapphire Drives on Big Coppitt Key. The property is zoned Suburban Commercial (SC), which allows up to 10 units of multi-family affordable housing.

Preliminary review by the County Planning Department indicates the property is buildable and is not classified as a wetland. However, the following issues are expected to apply to the site: 1) designation as potential endangered species habitat by the US Fish and Wildlife Service which prohibits federal flood insurance at this time; 2) inclusion in a Navy noise zone which currently requires soundproofing and may discourage multi-family development in the future; and 3) subdivision deed restrictions which may require stucco/masonry construction and other design requirements. A formal review by the Planning Department will be forthcoming.

The Executive Director has executed the Land Authority's standard purchase contract for this transaction. The agenda packet includes the legal description, purchase price, and estimated closing costs.

Advisory Committee Action: On September 28, 2005 the Committee voted 4/0 to approve this acquisition. Information on the above referenced site constraints was not available at that time.

Previous Governing Board Action: On October 19, 2005 the Board approved Resolution 10-2005 authorizing conveyance of a group of affordable housing sites, including the subject property, to the BOCC.

Contract/Agreement Changes: None.

Staff Recommendation: Approval.


Total Cost: \$511,730.00

Budgeted: Yes ☒ No ☐

Cost to Land Authority: \$511,730.00

Source of Funds: Land Authority
(Tourist Impact Tax and State Park Surcharge)

Approved By: Attorney ☒ County Land Steward ☐

Executive Director Approval: 
Mark J. Rosch

Documentation: Included: ☒ To Follow: ☐ Not Required: ☐

Disposition: _____ **Agenda Item** _____

PURCHASE CONTRACTS
11/16/05

<u>Property</u>	<u>Purchase Price</u>	<u>Envr. Audit, Survey or Clean-up</u>	<u>Title Insurance</u>	<u>Attorney Fee</u>	<u>Recording Fee</u>	<u>Acquisition Total</u>
Porpoise Point Section 5 Part of Tract B (Flenner)	\$503,500.00	\$5,000.00	\$2,720.00	\$500.00	\$10.00	\$511,730.00

Legal Description

RE# 00156320-000000

Tract B, Porpoise Point Section 5, as recorded in Plat Book 5, at Page 119, Public Records of Monroe County, Florida, less:

The northerly 75 feet of the east one-half of Tract B, Porpoise Point Section 5, as recorded in Plat Book 5, at Page 119, Public Records of Monroe County, Florida as shown in Official Record Book 855, Page 1426.

The northerly 75 feet of the west one-half of Tract B, Porpoise Point Section 5, as recorded in Plat Book 5, at Page 119, Public Records of Monroe County, Florida as shown in Official Record Book 855, Page 1427.

Rosch-Mark

From: Joulani-Aref
Sent: Wednesday, November 02, 2005 9:56 AM
To: Rosch-Mark
Subject: Property on Big Coppitt

Mark - I have not been able to locate Ralph yet, but here is the AICUZ information.

The Parcel is located in the Moderate Noise - CNR 2 in the current, adopted AICUZ map. Medium Density Residential uses (6 - 12 DU/AC) are allowed under certain restrictions, mainly Noise Abatement and Control.

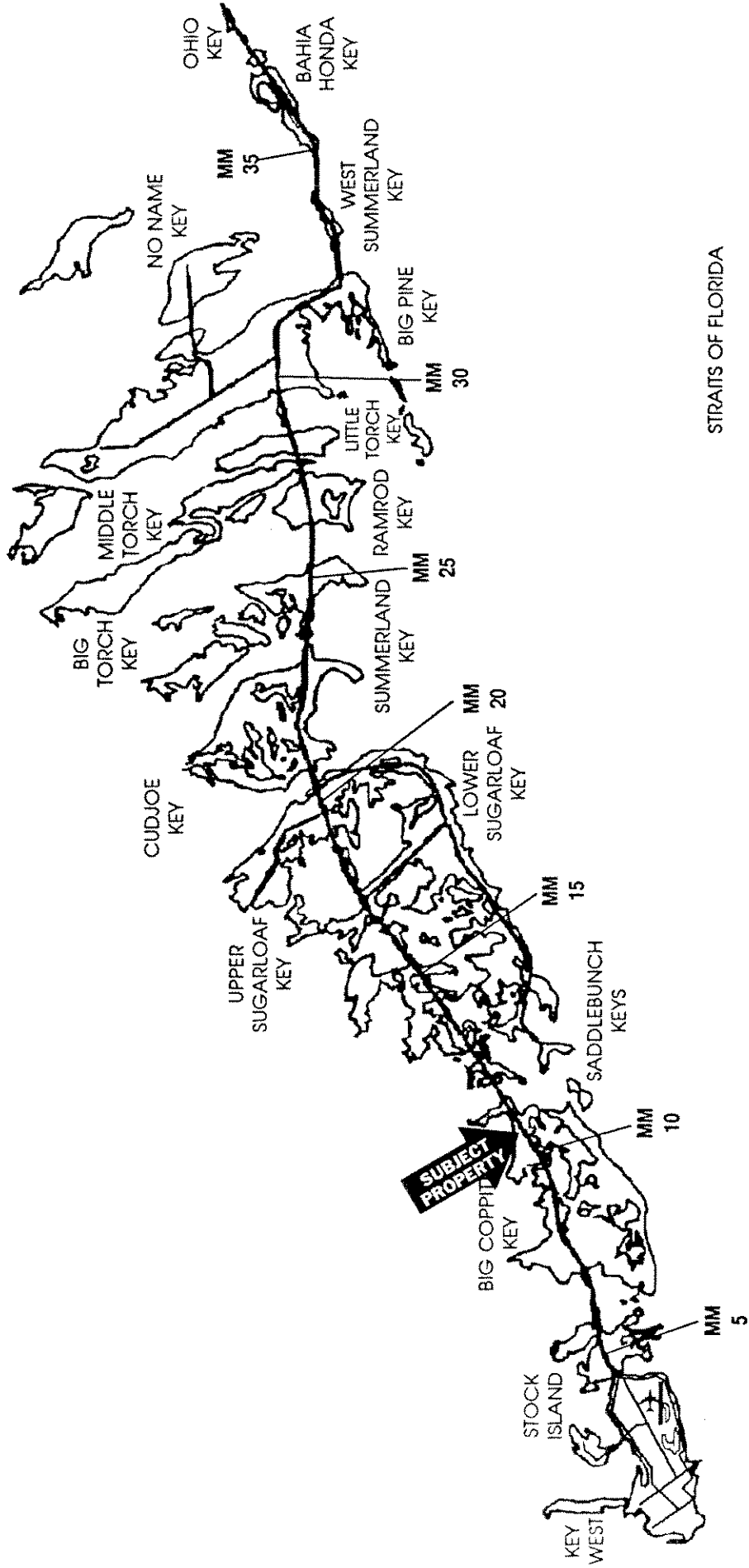
The parcel is located in Noise Zone 2 in the proposed (future) AICUZ map. Noise Zone 2 (DNL 65-75) is an area of moderate impact where some land use controls are needed. Multi-family units are discouraged in DNL 65-69 and strongly discouraged in DNL 70-74. Where the community determines that these uses must be allowed, measures to achieve an outdoor to indoor Noise Level Reduction (NLR) of at least 25 dB in DNL 65-69 and NLR of 30 dB in DNL 70-74 should be incorporated.

Thanks.

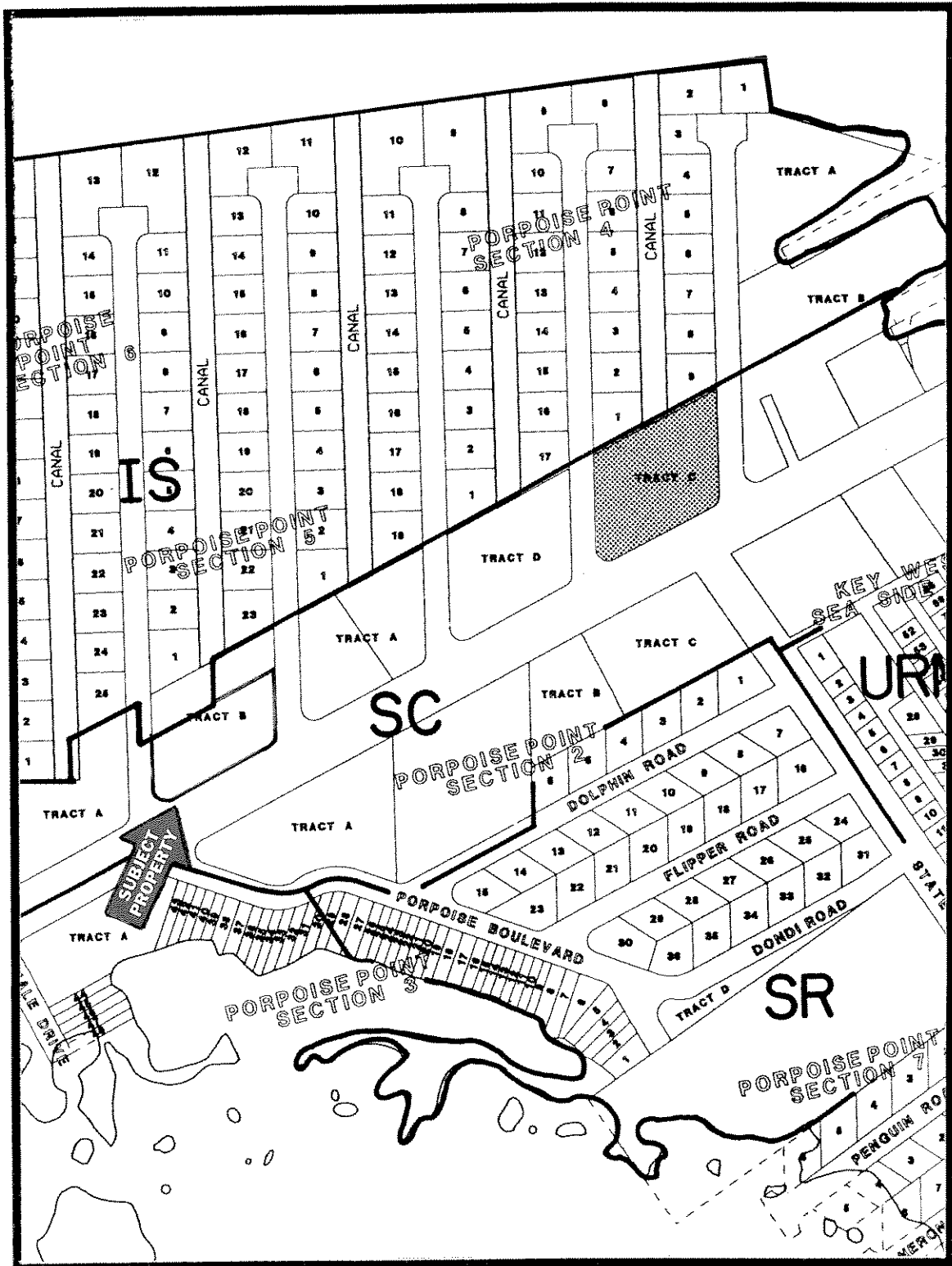
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11/2/2005

FLORIDA
BAY

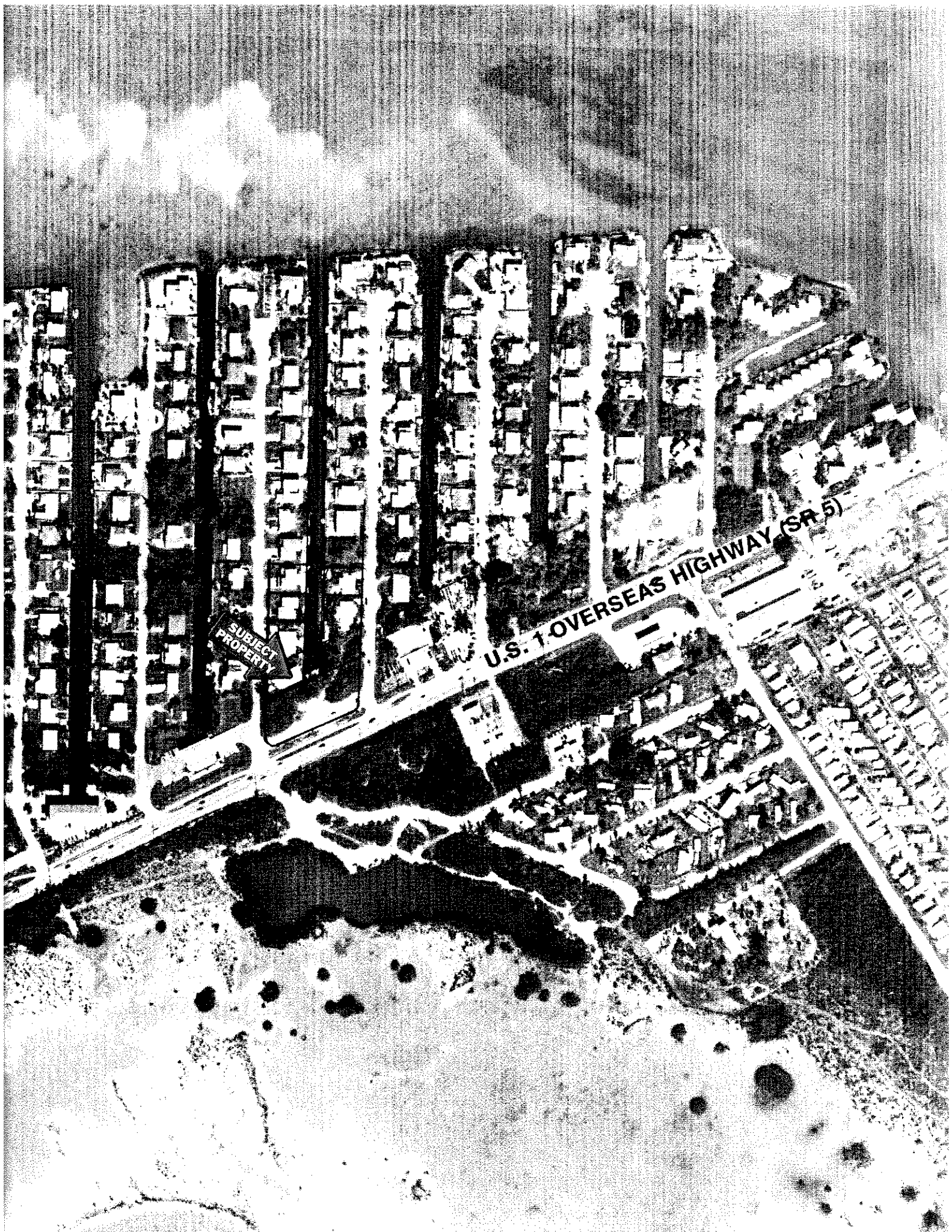


STRAITS OF FLORIDA



Mile Marker 10.6 Island Big Coppitt Key

Property Porpoise Point Subdivision



SUBJECT
PROPERTY

U.S. 1 OVERSEAS HIGHWAY (SR 5)